133.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,100 / 1,083,100
					USE VALUE:	1,083,100 / 1,083,100
					ASSESSED:	1,083,100 / 1,083,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRY WESLEY & MARY
Owner 2:	
Owner 3:	
Street 1:	27 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUGHES CHARLES C & MARILYN -
Owner 2:	TRUSTEES/HUGHES FAMILY TR -
Street 1:	29 DICKSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Brick Exterior and 2248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8243.000	482,500		600,600	1,083,100
Total Card	0.189	482,500		600,600	1,083,100
Total Parcel	0.189	482,500		600,600	1,083,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.81 | /Parcel: 481.81

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 85856

GIS Ref

GIS Ref

Insp Date 08/19/16

!10406!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	482,500	0	8,243.	600,600	1,083,100		Year end	12/23/2021
2021	101	FV	453,800	0	8,243.	600,600	1,054,400		Year End Roll	12/10/2020
2020	101	FV	453,500	0	8,243.	600,600	1,054,100	1,054,100	Year End Roll	12/18/2019
2019	101	FV	377,600	0	8,243.	633,900	1,011,500	1,011,500	Year End Roll	1/3/2019
2018	101	FV	377,600	0	8,243.	467,100	844,700	844,700	Year End Roll	12/20/2017
2017	101	FV	357,600	0	8,243.	447,100	804,700	804,700	Year End Roll	1/3/2017
2016	101	FV	354,400	0	8,243.	413,700	768,100	768,100	Year End	1/4/2016
2015	101	FV	314,300	0	8,243.	347,000	661,300	661,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:38:52

LAST REV

Date	Time
04/16/21	10:45:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10406

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES CHARLES	1429-121		1/18/2013		650,000	No	No		
HUGHES CHARLES	1132-35		9/8/1994		1	No	No		Charles C Hughes dod 2/21/1995

USER DEFINED

Prior Id # 1:	85856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2021	11	Add Bath	25,000	O				
2/19/2016	174	Addition	33,000		2/19/2016			8x13 kitchen addit
12/8/2014	1663	Re-Roof	8,000					Roofing on main ho
3/15/2013	353	Manual	5,750					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2016	Meas/Inspect	DGM	D Mann
8/19/2016	Permit Visit	DGM	D Mann
3/16/2009	Inspected	372	PATRIOT
2/9/2009	Measured	294	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
8/12/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8243		Sq. Ft.	Site		0	90.	0.81	10									600,559						600,600	

Total AC/HA:	0.18923	Total SF/SM:	8243	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	600,559	Spl Credit		Total:	600,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	1 - Wood Shingl	45	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19235539
Const Adj.:	1.02729440
Adj $ / SQ:	165.362
Other Features:	85500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592778
Depreciation:	110257
Depreciated Total:	482521

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

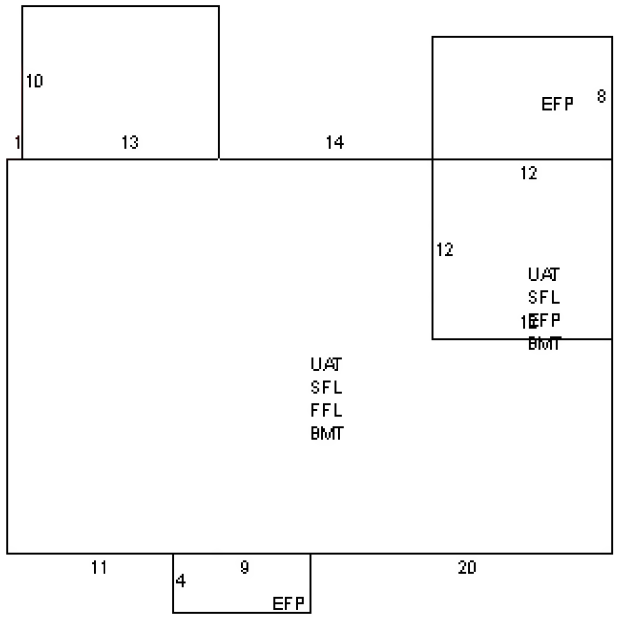
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.09
Special Features:	0	Val/Su Net:	137.39
Final Total:	482500	Val/Su SzAd	249.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	54.370	56,546
SFL	Second Floor	1,040	165.360	171,976
FFL	First Floor	896	165.360	148,164
EFP	Enclos Porch	276	38.100	10,516
UAT	Upper Attic	260	66.140	17,198

Net Sketched Area:	3,512			Total:	404,400
Size Ad	1936	Gross Area	4292	FinArea	2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

133.0-0008-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: